

This Instrument was prepared by and return to:
James W. Amos, Attorney, MSB#1559
2430 Caffey Street
Hernando, MS 38632
662/429-7873

CHARLES T. RAPE, JR.
P.O. BOX 329
COLDWATER, MS 38618
Hm: 901/494-0424
Wk: N/A

GRANTOR

TO

WARRANTY DEED

U.S. AUTO, LLC
782 FAIRWAY TRAIL
HERNANDO, MS 38632
Hm: 662/429-4977
Wk: NA

GRANTEE

INDEXING INSTRUCTIONS:

2.0399 Acres located in the Northeast Quarter of the Southeast Quarter of Section 12,
Township 3 South, Range 8 West, DeSoto County, Mississippi.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in
hand paid, and other good and valuable consideration, the receipt of which is hereby
acknowledged, I, CHARLES T. RAPE, JR., do hereby sell, convey and warrant all of my
right, title and interest to U.S. AUTO, LLC, A MISSISSIPPI LIMITED LIABILITY
COMPANY, the land lying and being situated in DeSoto County, Mississippi, more
particularly described as follows, to-wit:

2.0399 acre tract located in part of the Northeast Quarter of the Southeast Quarter of
Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, more
particularly described as: Beginning at a point in the East right of way of U.S. Highway
No. 51 that is 2947.0 feet South and 1511.0 feet West of the Northeast corner of said
Section 12, and point being directly opposite Station 598+19 and North 84°46' East 50
feet from the centerline of U.S. Highway No. 51, said point also being the Northwest
corner of the Elam 2.29 acre tract; thence South 5°14' East along the said right of way a
distance of 249.52 feet to an iron pin found at the Southwest corner of the Elam Tract and
true point of beginning; thence North 84°46' East along the south line of said Elam
Tract, a distance of 399.13 feet to an iron pin on the west line of Parkway Village
Subdivision; thence South 01°41'53" East along the West line of Lots 29 & 30 of said
subdivision a distance of 253.64 feet to a steel rail at the southwest corner of Lot 30;
Thence North 87°20'19" West a distance of 387.04 feet to an iron pin on the East right of
way of U.S. Highway No. 51; thence North 5°15'54" West, along said right of way a
distance of 200.0 feet to the point of beginning containing 2.0399 acres, more or less,
subject to rights of way of public roads and utilizes, zoning and subdivision regulations in
effect for the City of Hernando and DeSoto County, Mississippi and Easements of record.

The warranty of this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record of said subdivision.

Possession is to be given upon delivery of the deed. 2013 Property Taxes have been prorated.

WITNESS my signature this the 15th day of March, 2013.


 CHARLES T. RAPE, JR.

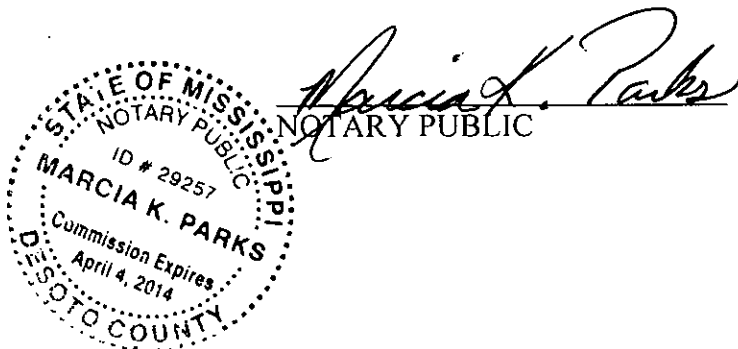
STATE OF MISSISSIPPI
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of March, 2013, within my jurisdiction the within named STEVE BROWN, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned as his free act and deed and for the purposes therein mentioned.

GIVEN UNDER MY HAND and Official Seal of Office, this the 15th day of March, 2013.

My Commission Expires:

4/4/2014



Prepared By and Return to:

James W. Amos, Attorney At Law, MSB #1559
 2430 Caffey Street
 Hernando, MS 38632
 662/429-7873